

Cross Canyon Ranch

2,680 Acres | Rio Arriba County, NM | \$5,500,000



HAYDEN  OUTDOORS

Cross Canyon Ranch

TOTAL ACRES:

2,680.00

PRICE:

\$5,500,000

COUNTY:

Rio Arriba County

CLOSEST TOWN:

Cebolla, NM

Presented by



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About This Property

Encompassing $\pm 2,680$ acres, including $\pm 2,200$ deeded acres and ± 480 acres of State Lease, Cross Canyon Ranch is a historic and well-regarded working and hunting ranch located approximately 13 miles west of Cebolla, New Mexico, with access from Highway 84. Situated in coveted Big Game Unit 51, the ranch received 11 elk authorizations in 2025, with unlimited mule deer authorizations, and features ongoing improvements enhancing its long-term value.

Land

Encompassing approximately $\pm 2,680$ acres—consisting of $\pm 2,200$ deeded acres and ± 480 acres under State Lease—Cross Canyon Ranch stands as one of the region's most historic and highly regarded working and hunting ranches. Located roughly 13 miles west of Cebolla, New Mexico, with convenient access from Highway 84, the property lies within the highly sought-after Big Game Unit 51. The ranch has a strong history of wildlife management, having been awarded 11 elk authorizations in 2025, with mule deer authorizations available on an unlimited basis. Cross Canyon Ranch has benefited from numerous recent improvements and continues to undergo thoughtful enhancements, further elevating its operational and recreational value. This offering presents a rare opportunity to acquire a legacy ranch in a premier hunting area of northern New Mexico.

The ranch is exceptionally well watered and highly functional. Four wells located on the deeded acreage are supported by an extensive network of water lines and drinkers, historically sustaining approximately 75 cow-calf pairs on a year-round basis. The Rio Cebolla Creek traverses the center of the property, providing reliable, year-round water for both livestock and wildlife, complemented by live creeks and an estimated ± 25 natural springs.

The Rio Cebolla Canyon extends for approximately two miles within the ranch boundaries before merging into the Chama River Wilderness. The property is further enhanced by direct adjacency to BLM lands, Carson National Forest, and the Chama Wilderness Reserve, effectively offering thousands of additional acres of recreational and grazing opportunities.

Ranging in elevation from approximately 6,800 to 7,200 feet, the ranch offers expansive long-range views and a diverse landscape featuring broad meadows—some improved and planted in native grasses—sage flats, oak brush, piñon and juniper, and mature stands of ponderosa pine. A well-developed network of pickup and side-by-side trails provides excellent access throughout the ranch.



Activities & Amenities

ATV/Off Road, Borders Public Lands, Cattle/Ranch, Farm/Crops/Ag, Food Plots, Hiking/Climbing, House/Cabin, Hunting - Big Game, Hunting - Small Game, Hunting - Turkey, Income Producing, Natural Spring, Outbuilding/Barn/Shed/Shop, Propane, Stream/River, Water View

Land Details

Address: 955 County Road 303, Cebolla,
New Mexico 87518, USA

Closest Town: Tierra Amarilla

Total Acres: 2,680.00

Leased Acres: 480.00

Zoning: Ag

Elevation: 6800-7200

Topography: Rolling hills, creek bottom, canyons, mesa tops, wooded and sage flats, 200 acres cleared and planted in native grasses.

Vegetation: Pinon, Juniper, Ponderosa Pine, native grasses and native brush.

Timber Land Acres: 1480

Pasture Acres: 1200

Estimated Income: \$45,000

Income Type: Elk permits, grazing lease

Estimated Taxes: \$2,608 - 2025

Source of lot size: Assessor/Tax Data

State Hunting Unit: 51

Building Details

Price: \$5,500,000

Homes: 1

Homes:

Log and wood frame

Style of Home(s): Rustic

Finished Sq. Ft.: 2000

Unfinished Sq. Ft.: 1000

Bedrooms: 4

Full Bathrooms: 2

Total # of Spaces: 3

Outbuildings: 3

Types of Outbuildings: Barns, sheds

Fence Type: Wood, barbed wire



Improvements

The current owner is actively implementing a comprehensive series of projects designed to enhance accessibility, water development, forage production, security, and overall ranch functionality. These improvements are intended to increase both operational efficiency and long-term value and include additional fencing, spring development, road improvements, road closures, vegetation clearing, and planting. Roads are being screened and graveled to provide safer, more reliable access throughout the property.

The historic log and wood-frame ranch house, encompassing approximately $\pm 3,000$ square feet, was originally constructed in 1920 and has been thoughtfully expanded and remodeled over time. Major renovations completed between 2022 and 2025 include approximately 2,000 square feet of updated living space. Positioned just 25 yards from the river, the home overlooks the Rio Cebolla and blends modern comfort with preserved rustic character. Upgrades include new flooring, updated interior finishes, a new metal roof, and additional modern amenities that complement the home's historic design. The residence offers four bedrooms and two bathrooms and features hand-hewn rafters, propane and wood-burning heat, and full utilities including power, phone, water, and internet. Supporting improvements include a tool shed and additional outbuildings.

Secluded and private, the ranch headquarters is set approximately one-half mile into the scenic Rio Cebolla River Canyon, which meanders through the heart of the ranch.

Additionally, more than 200 acres have been cleared of brush and planted in native grasses, further enhancing forage capacity and land productivity.

Over 200 acres have been cleared of bush and planted in native grasses.





Recreation

Cross Canyon Ranch provides an exceptional breadth of recreational opportunities both on the property and throughout the surrounding region. This private, end-of-the-road holding is uniquely situated at the junction of the Carson National Forest and the Chama Wilderness Reserve, offering immediate access to vast tracts of protected public land. From the ranch, owners and guests can step directly into the Chama River Canyon to enjoy fly fishing, hiking, big and small game hunting, horseback riding, or ATV exploration across miles of unspoiled terrain.

A spring-fed lake located just a few hundred feet from the ranch house has recently been improved and stocked with rainbow trout, creating a valuable on-property fishing amenity. Flowing year-round, the lake provides ideal conditions for sustaining a healthy trout population.

With elevations ranging from approximately 6,800 to 7,200 feet, the ranch features expansive long-range views and year-round recreational appeal. The diverse landscape includes large meadows—some cleared and planted in native grasses and shrubs—sage flats, oak brush, piñon and juniper woodlands, and mature stands of ponderosa pine. This varied habitat supports abundant wildlife, including Merriam's turkey, elk, mule deer, mountain lion, and bear. A well-developed trail system allows convenient access throughout the ranch by pickup truck or ATV.

Located in New Mexico Department of Game and Fish Big Game Unit 51 in Rio Arriba County—one of the most sought-after hunting units in the state—the area is known for high elk success rates and is nationally recognized for producing Boone and Crockett-class mule deer. The ranch is enrolled in the New Mexico Department of Game and Fish EPLUS Program and currently receives a total of 11 elk authorizations, including five mature bull, four antlerless, and two either-sex archery tags. Mule deer authorizations are unlimited and available through standard licensing channels. Ranch tags may be designated as unit-wide, providing access to surrounding Wilderness, National Forest, and BLM lands, or ranch-only to fully capitalize on the property's exceptional habitat.

The ranch's size, open terrain, and limited nearby development create outstanding conditions for stargazing under remarkably dark skies.





Beyond the ranch, world-class skiing is available at Purgatory, Wolf Creek, Santa Fe, and Taos. The renowned San Juan River quality waters are approximately 1.5 hours away and offer some of the finest trout fishing in the country, while Navajo Reservoir—less than an hour from the property—provides excellent boating, water sports, and fishing opportunities. The surrounding communities also offer a rich cultural landscape with numerous art museums, galleries, national parks, and monuments, ensuring a diverse array of recreational and lifestyle amenities.

The Ranch is currently enrolled with the NM Department of Game & Fish EPLUS Program and receives a total of 11 Elk authorizations, 5 Mature Bull, 4 Antlerless Elk, 2 Either sex Archery. Mule Deer authorizations are unlimited and available online or the local license dealers. Always check with NMDGF for up to date procedures, application information.

Due to its size and its proximity to communities and neighbors, and the wide open nature of the property makes this area a star gazers paradise.

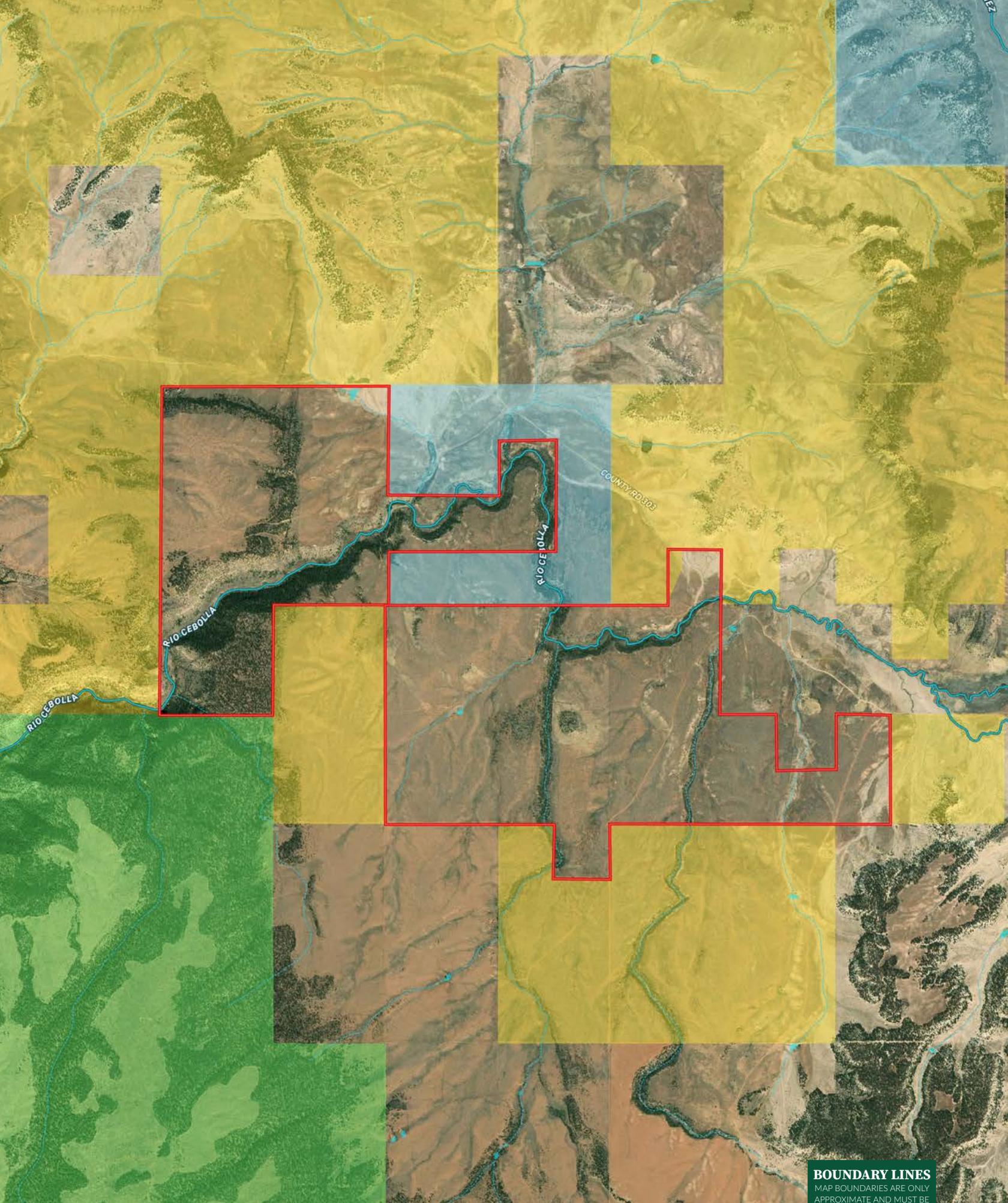
World-class skiing awaits you at Purgatory, Wolf Creek, Santa Fe and, Taos to name a few.

The ranch is but a short hour and half drive from The San Juan River quality waters. The San Juan River is world renowned for providing some of the most rewarding trout fishing you will ever experience. The San Juan River quality waters, which is a 4 miles stretch of river below Navajo Lake Dam, is a consistent producer of both rainbows and browns averaging 16 to 18 inches, with many reaching much larger proportions. Recent studies have suggested that there are more than 15,000 fish per mile; WOW that's a lot of fish!!!

The famed Navajo Reservoir also offers world class boating, water sports and fishing and is less than an hour's drive from the property.

Art museums and galleries, as well as national parks and monuments, are so numerous in the surrounding communities that it will take years to explore them all.





 Boundary  State Land  Forest Service  BLM

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Agriculture

The ranch is exceptionally well-watered, featuring four wells on the deeded acreage supported by an extensive network of water lines and drinkers, historically sustaining approximately 75 cow-calf pairs year-round. In addition, multiple live creeks and an estimated 25 natural springs provide reliable, year-round water, supporting both livestock and abundant wildlife.

Water/Mineral Rights & Natural Resources

Mineral & Water: To be conveyed to buyer if presently held.

General Operations

The ranch has a long history as a working cattle operation. The current owner holds a grazing lease with a local rancher, generating \$2,000 annually for 50% of the ranch through 2025. In addition, the property's Big Game hunting authorizations provide an additional source of revenue, enhancing the ranch's overall income potential.





Region & Climate

Characterized by abundant sunshine, low humidity, temperature swings between day and night, and a summer-focused precipitation pattern from thunderstorms. Temperatures vary greatly by elevation and time of year, with hot summers, cold winters. The region receives light precipitation, averaging about 12-16 inches annually, with a distinct peak during the summer months due to thunderstorms. Snow is common during the winter season.

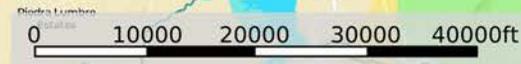
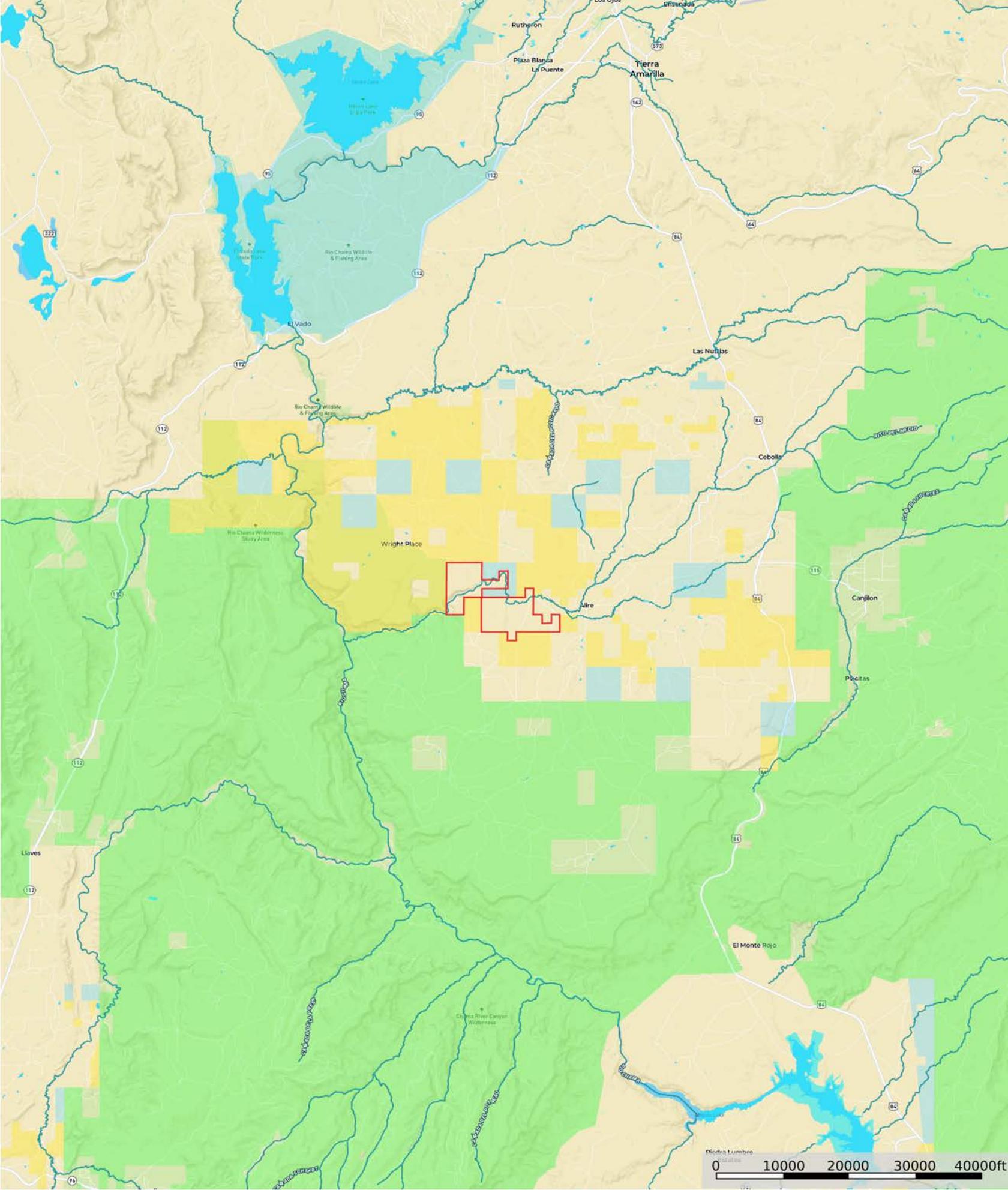
History

Cross Canyon Ranch is a truly rare and historic property, having had only a handful of owners over the past \pm 100 years. Holdings of this caliber—bordering thousands of acres of remote, hard-to-access public lands—are increasingly scarce and exceptionally difficult to acquire.

The ranch is conveniently located less than 45 minutes from Chama, New Mexico, a town rich in history and home to the famed Cumbres & Toltec Scenic Railroad.

For additional information or to schedule a private, qualified showing, please contact us directly. Financial verification is required prior to all showings. Co-brokers are welcome.





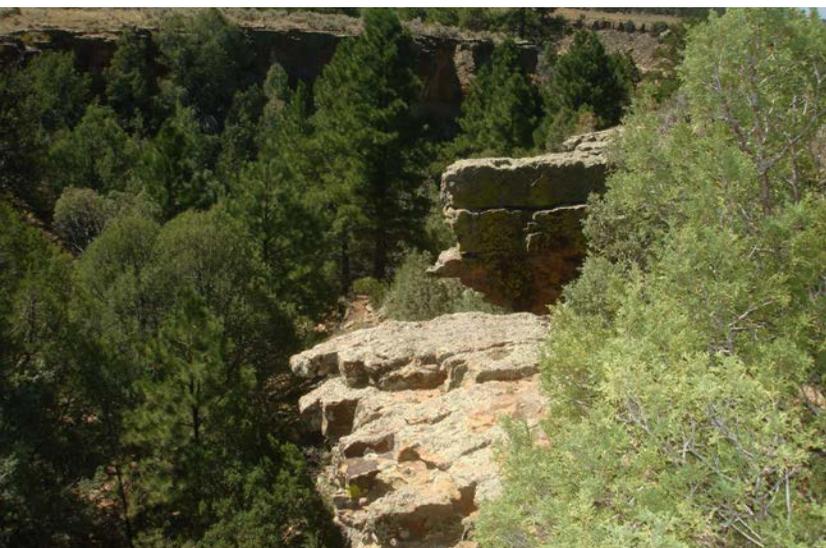


Location

Area communities driving distance

Chama NM +/- 1 hours. Farmington NM +/- 3 hours. Albuquerque +/- 3 hour's. Santa Fe NM +/- 2 hours. Taos Ski Area +/- 2.5 hours. Navajo Reservoir and/or Wolf Creek Ski Area +/- 2 hours. Denver CO +/- 6 hours. Durango CO +/- 4 hours. Purgatory Ski Area +/- 3.5 hours.

Both Durango and Albuquerque have major airports to serve with both domestic and international flights.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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